

Classic Specifications 2015

Effective Nov. 1st, 2014

FLOORS & CEILING

2^h x 10ⁿ Double Rim Joists All House Plans

3/4" Tongue and Groove Oriented Strand Board (OSB) subfloor

2" x 6" Ceiling and Box Joists (Two Story plans)

Type X 5/8" ceiling gypsum (Drywall), smooth finish

8' First Floor ceiling height (9' on some Two Story floor plans)

8' Second Floor ceiling height (all Two Story plans)

ROOF

24" O.C. Roof Trusses

60 PSF Ground Snow Load rating

Ranch and Two Story: 6/12 minimum Roof Pitch (per plan)

3-Box Wide Ranch/Cape: 8/12 Roof Pitch

Capes: 12/12 Roof Pitch on 28' & 30' wide plans; 10/12 on 32' wide plans

1/2" OSB roof sheathing

15 lb. roof felt underlayment

Ice Damming Protection (all roof edges & where required)

CERTAINEED "LANDMARK" architectural 30 year shingles

Ridge Vent ventilation system

Vinyl Soffit

EXTERIOR WALLS & INSULATION

2^h x 6ⁿ Wall Studs @ 16" O.C.

2" x 6" plates: double top plate; single plate at bottom and gable end walls

7/16" OSB (full coverage)

House Wrap

CERTAINEED "MAINSTREET" vinyl siding (.42 mil thick)

R-38 Fiberglass Batt in ceiling

R-20 Fiberglass Batt in exterior walls

MARRIAGE WALLS

2^h x 4ⁿ studs @ 16" O.C.

2" x 4" plates: double top plates; single bottom plates

7/16" OSB (full coverage)

INTERIOR WALLS

2^h x 4ⁿ Wall Studs @ 16" O.C.

2" x 4" Top & Bottom Plates

1/2" Gypsum (Drywall), smooth finish

Moisture Resistant Drywall (Green Board) all walls in baths

Square Drywall Corners

Latex primer finish walls (paint ready)

Half Wall w/Wood Cap at all stairs (hand rail & spindles optional)

Plant Ledge Std in open foyers of Two Story & Cape plans

WINDOWS & DOORS

ANDERSEN SILVERLINE single hung vinyl low-e windows w/screens

Shutters @ front elevation windows

ANDERSEN SILVERLINE vinyl low-e sliding patio doors (per plan)

6-Panel Insulated 36" Main Entry Door, Fiberglass

6-Panel Insulated & Fire Rated Rear/Side Doors, Steel

SCHLAGE Brushed Nickel lever lockset w/ deadbolt @ exterior doors

Hollow Core White Raised Panel Interior Doors Throughout

36" wide interior doors (where possible, per plan, must be specified, no char

SCHLAGE DEXTER Brushed Nickel lever door handles @ interior doors

Prefinished White finger-jointed pine base & casing

FLOOR COVERING

NAFCO "VISTA" 16" x 16" vinyl tile - Kitchen, Baths & Utility Areas

1/4" luan underlayment installed under all vinyl flooring

SHAW "LASSITER" Carpet - Liv Rm, Dining Rm & all Bedrooms (ship loose only)

6# Carpet Pad (ship loose, tack strip included)

KITCHEN

MERILLAT Cabinetry:

* Spring Valley Oak (recessed panel)

* Sundale Maple (recessed panel)

* Pemberton II Oak (raised panel)

Staggered height upper cabinets (per plan)

2 1/4" Crown Molding on upper cabinets

WILSONART High Definition post-formed laminate counter tops

8" deep stainless steel, drop-in sink

KOHLER "CORALAIS" Single Lever Faucet w/ Sprayer, polished chrome

BROAN Ventless range hood

BATHROOMS

MERILLAT Cabinetry:

* Spring Valley Oak (recessed panel)

* Sundale Maple (recessed panel)

* Pemberton II Oak (raised panel)

Taller (36" height) vanity standard in Owner Bathrooms

WILSONART High Definition post-formed laminate counter tops

China drop-in style bath lavs with overflows

Fiberglass one-piece tub and/or shower units (per plan)

Drop-in tubs with Laminate tub deck (per plan)

KOHLER "CORALAIS" Faucets, polished chrome

Raised / Elongated porcelain toilets

Chrome toilet paper holder and towel bar

Exhaust Fan with Light

PLUMBING

Pex Water Lines - Thru Floor Drop

Washer Hookup

Exterior Faucet (ship loose for on site installation by others)

ELECTRICAL

12/2 minimum copper wiring

Range Area: (1) 110v & (1) 220v receptacle

Washer/Dryer Area: (1) 110v & (1) 220v receptacle

Exterior GFCI receptacles (2 standard per plan)

Television Jacks (3)

Phone Jacks (3)

Smoke & Carbon Monoxide Detectors (per code)

Pre-Wired basement Smoke Detectors (per plan - installed on site by others)

Door Chime

LIGHTING

Chandelier - Dining Room

Mini-Pendants (Up To 2) - above kitchen islands or peninsulas

Recessed Can Lights @ kitchen sink + up to 5 others in kitchen

Dome Light w/ reinforced ceiling box - all Bedrooms and Living/Family Rooms

Dome Light - Brkfst Nk, Utility Rm, Hall, Walk-In-Closets & Basement Stairways

Vanity Light Bar - all Bathrooms

Coach Lamp Fixture - @ each exterior door

WARRANTY

Limited 10 Year Structural Warranty - (See Builder For Details)

****NOTE: SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE****

bold print lines note items changed from previous specifications